

**PICKETT  
SPROUSE**

COMMERCIAL  
REAL ESTATE



A WEST & WOODALL COMPANY

**FOR SALE**  
**3302 Cheek Road**  
**Durham, NC 27704**



## CONVENIENCE STORE GREAT FOR AN INVESTOR

**PRICE**

**\$225,000**

**SQUARE FOOTAGE**

**± 4695**

**LOCATION**

**Within a few minutes of US-70 & I-85**

**ADDITIONAL DETAILS**

- **Two tenants in place one with a 5 year term and another with a 10 year term**
- **\$1,600 monthly rental subject to increase**
- **Great long term commercial potential**
- **Lots of Residential growth in area**

**RENTAL RATE**

**N/A**

**ACREAGE**

**± .459**



For more information, please contact:

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Visit us at [pickett-sprouse.com](http://pickett-sprouse.com)

INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE.

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